

Planning

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Mrs Samantha Austin
Fordingbridge Plc
Arundel Road
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Date: 5 April 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 136549/NMC/2023

Description: Non material amendment to planning permission referenced 134332/FO/2022 to allow change in canopy height

Location: Openshaw Workshops , Cornwall Street, Manchester, M11 2NS

I refer to your application for a non-material amendment to planning permission reference 134332/FO/2022.

The details of the proposed amendments relate to an increase in the maximum height of the main canopy (attached to the southern elevation of the building) from 4.3 metres to 4.6 metres. The height of the secondary canopy to the eastern elevation accords with the approved details, i.e., it has a maximum height of 3 metres.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 134332/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134332/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 11 July 2022, 14 July 2022, 22 March 2023 and 23 March 2023:

Application forms for a Non-Material Amendment Following a Grant of Planning Permission

Location plan with red edge Ref: 8195/LP-01

Block plan Ref: 8195/BP

Steel cantilever canopy: General arrangement plan & elevations Ref: 8195/GA-01 Rev.F.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development shall be fully implemented in accordance with the following materials and specifications as referenced in the submitted application forms received on 11 July 2022 in relation to planning permission ref: 134332/FO/2022:

Canopy frame - Steel with polyester coating in grey (RAL 7030);

Roof - Triple walled polycarbonate.

The canopy shall be maintained in the approved materials at all times thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing